

Change of Zone 3275

ORDINANCE NO. \_\_\_\_\_

1           AN ORDINANCE amending Title 27 of the Lincoln Municipal Code by  
2 amending Sections 27.24.040 and 27.63.340 to allow other than professional offices as  
3 permitted special uses in the R-8 Residential Zoning District; and repealing Sections 27.24.040  
4 and 27.63.340 as hitherto existing.

5           BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6           Section 1. That Section 27.24.040 of the Lincoln Municipal Code be amended  
7 to read as follows:

8           **27.24.040   Permitted Special Uses.**

9           A building or premises may be used for the following purposes in the R-8 Residential  
10 District if a special permit for such use has been obtained in conformance with the  
11 requirements of Chapter 27.63:

- 12           (a)   Private schools, other than those permitted under Section 27.24.020(h) above;
- 13           (b)   Health care facilities;
- 14           (c)   Dwellings for members of religious orders;
- 15           (d)   Recreational facilities;
- 16           (e)   Broadcast towers;
- 17           (f)   Certain parking lots as defined in Chapter 27.63;
- 18           (g)   Elderly or retirement housing;
- 19           (h)   Expansion of nonconforming uses;
- 20           (i)   Historic preservation;
- 21           (j)   Offices for professional services provided by physicians, surgeons, chiropractors,  
22 osteopaths, physical therapists, dentists, architects, engineers, lawyers, and accountants;

1 (k) Church steeples, amateur radio antenna installations, towers, and ornamental  
2 spires which exceed the maximum height permitted in the district;

3 (l) Public utility purposes;

4 (m) Wind energy conversion systems;

5 (n) Housing and related facilities for the physically handicapped;

6 (o) Outdoor seasonal sales;

7 (p) Cemeteries;

8 (q) Domiciliary care facility;

9 (r) Expansion of nonstandard single and two-family dwellings into required yards;

10 (s) Nonprofit religious, educational or philanthropic institutions;

11 (t) Early childhood care facilities with sixteen or more children, or with fifteen or  
12 fewer children not meeting the specified conditions for a permitted conditional use under  
13 Section 27.24.030;

14 (u) Connection of single-family dwelling to accessory building for the physically  
15 handicapped.

16 Section 2. That Section 27.63.340 of the Lincoln Municipal Code be amended  
17 to read as follows:

18 **27.63.340 Permitted Special Use: Office For Professional Services.**

19 ~~Offices for professional services provided by physicians, surgeons, chiropractors,~~  
20 ~~osteopaths, physical therapists, dentists, architects, engineers, lawyers, and accountants~~ may  
21 be allowed by special permit in the R-8 zoning district under the following conditions:

22 (a) The building, including accessory buildings, shall not occupy more than twenty-five  
23 percent of the lot area; provided, however, the foregoing limitation shall not apply to buildings  
24 located in the Capitol Environs District.

25 (b) New buildings shall be located on a lot containing no less than 14,000 square feet  
26 of lot area;

27 (c) New buildings shall not exceed two stories in height.

1                   Section 3. That Sections 27.24.040 and 27.63.340 of the Lincoln Municipal  
2 Code as hitherto existing be and the same are hereby repealed.

3                   Section 4. That this ordinance shall take effect and be in force from and after  
4 its passage and publication according to law.

Introduced by:

---

Approved as to Form & Legality:

---

City Attorney

Staff Review Completed:

---

Administrative Assistant